



CONCEPT

The Clifton Heights business district ("The District") is dominated by the University of Cincinnati on the north side, residential on the south, and fast food operations with low quality retail in the middle.

The goal of reenergizing and redefining the Clifton Heights commercial district can be activated through intensification and strengthening of the retail edge along Calhoun Street and maintaining a retail/residential buffer on McMillan Street while preserving architecturally significant structures such as Corryville Catholic Elementary School, Hughes High School, Old St. George, and the YMCA.

Opportunities within the district are influenced by the history and character of the existing building stock. Buildings range from English Gothic (YMCA) to 1930's 3-story brownstones.

The existing pattern of uses features approximately a two block area of community type services such as Hughes High School occurring at the western end of the district, fast food retail and parking lots in the middle, and adaptive re-use of public spaces, such as churches at the eastern end.

Conceptually, the redevelopment of the district begins to unfold into three distinct zones;

1. Neighborhood retail oriented uses at the western end;
2. Development of new retail and food establishments as the main anchor in the center and;
3. Offices or entertainment uses, such as cinema and hotel along the eastern end.